

Media release

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Regeneration of Civic Administration Building to begin

A significant piece of Auckland's architectural history was given a new lease of life this week as the agreement between Auckland Council and private developer Civic Lane Limited to redevelop the central city Civic Administration Building (The CAB) and surrounding land into homes as part of the Civic Quarter mixed-use precinct was settled.

Mayor Phil Goff said: "This settlement means that an A category heritage building can be restored and refurbished without burdening ratepayers more than \$80 million in restoration costs. It will also deliver a thriving new area providing hotel and residential accommodation and an exciting new performing arts centre."

Developer John Love of Civic Lane Limited said: "We're looking forward to being able to provide new homes and a new community in such a wonderful location in central Auckland so close to everything, including theatres such as the Aotea Centre and the Auckland Town Hall, the Auckland Art Gallery, world-class shopping and dining, and of course the new CRL Aotea train station.

"This building will have its challenges to develop, and not every developer would have taken it on. But the location and complete refurbishment will make it a truly desirable place to live and visit."

Panuku Development Auckland's Director of Development Allan Young said the agreement will help realise council's vision to regenerate the area.

"This development has a lot of potential, as a location for more housing, as well as a way to boost local economic activity with future residents located close to great transport links, jobs, shops and restaurants."

"The cost of removing asbestos from the building, preserving heritage features consistent with a category A heritage status, and intensifying the land with housing and commercial spaces will be extremely costly so we are pleased that we were able to find a partner willing to take on this important work adjacent to Auckland's most significant civic space."

The agreement that settled this week between Civic Lane Limited and Auckland Council for \$3 million reflects the exceptional costs of asbestos removal and heritage restoration requirements, and which will enable the building to be developed in a way that will meet all of council's design requirements and objectives for the project as outlined by council when it made the decision. These include:

- Restoring an iconic heritage building at the heart of Auckland's city centre
- Intensifying the use of the site and creating a frontage to Mayoral Drive
- Exemplary design quality, responding specifically to Te Aranga Māori design, sustainability and urban design best practice as per the objectives in the adopted Aotea Quarter Framework Plan
- Vehicle access for the Aotea Centre

The Civic Quarter master plan also includes a whare tapere, a community and cultural building that will face onto Aotea Square.

ENDS

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Images attached: Artist's impressions of the Civic Quarter development

Notes to Editor

The Civic Quarter master plan includes four buildings:

The CAB

- 110 new homes
- 1200sqm of new retail space

CQ Hotel

- 140 rooms
- 400sqm of new retail space
- 750m of new footpath activation on Mayoral Drive

1 Greys Residences

- 90 new homes
- 1100sqm of new retail space
- 30m of new footpath activation

The Whare Tapere building

- A community and cultural building with a frontage to Aotea Square

There will be 36,000sqm of new or refurbished buildings underpinning a vibrant liveable city centre for Aucklanders. Of this more than 28,000sqm will be retail and food and beverage on the ground floors.

Civic Administration Building

The Civic Administration Building is of exceptional national, regional and local significance because it demonstrates many important technological achievements in

building design and engineering for its time and place. The building is also of regional and local significance for its central role in the governance of Auckland City in the latter half of the 20th century. Additionally, the building is a particularly significant example of the International Style of architecture as applied in New Zealand. The story of its design, resourcing and construction reveals the wider aspirations and attitudes of central and local government in the immediate post-World War II era and the lengths they went to, in order to achieve this particular design.

The Civic Administration Building was designed in 1951 by Tibor Donner, a Hungarian émigré, who in 1948 was appointed chief architect of Auckland City Council. This appointment lasted until his retirement in 1967. His office became one of the most innovative practices in New Zealand and included architects Ewen Wainscott, George Kenny, Jack Manning, Sandy Mill and Noel Bierre. It was known for its modern and progressive designs, some of which won acclaim from professional peers at the time through New Zealand Institute of Architects (NZIA) medals. Several of the buildings designed by Donner and his team are formally recognised for their historic heritage values, either through the Auckland Council District Plan and Proposed Auckland Unitary Plan, or included in The New Zealand Heritage List/Rārangi Kōrero.

About Panuku Development Auckland

Panuku Development Auckland is Council-controlled organisation established to deliver urban regeneration in Auckland. We work across multiple locations and scales - from large long-term urban regeneration projects, to small projects on specific sites – to meet the needs of the city's long-term growth, including the requirement for more affordable homes.

To find out more please visit panuku.co.nz and sign up to the newsletter for regular updates.